

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
OKFUSKEE COUNTY, OKLAHOMA  
OKEMAH, OKLAHOMA  
ANNUAL FINANCIAL REPORT  
JUNE 30, 2013

RALPH OSBORN  
CERTIFIED PUBLIC ACCOUNTANT  
500 South Chestnut  
PO BOX 1015  
BRISTOW, OKLAHOMA 74010-1015

## INDEPENDENT AUDITORS' REPORT

The Honorable Members of the Board of Trustees  
Okfuskee County Educational Facilities Authority  
Okemah, Oklahoma

I have audited the accompanying financial statements of the business-type activities of Okfuskee County Educational Facilities Authority as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statement that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on our audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinion

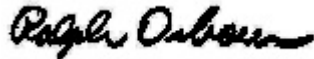
In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position-modified cash basis of the business-type activities of Okfuskee County Educational Facilities Authority as of June 30, 2013, and the respective changes in financial position-modified cash basis, thereof, in conformity with the basis of accounting described in Note A.

### Basis of Accounting

I draw attention to Note A of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. My opinions are not modified with respect to this matter.

### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated November 12, 2019 on my consideration of Okfuskee County Educational Facilities Authority's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.



Ralph Osborn  
Certified Public Accountant  
Bristow, Oklahoma  
November 12, 2019

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
OKFUSKEE COUNTY, OKLAHOMA  
STATEMENT OF NET ASSETS  
MODIFIED CASH BASIS  
JUNE 30, 2013

ASSETS

Current assets:

Cash and cash equivalents	\$ 11,550
Trustee accounts	<u>3,252,588</u>

Total current assets	<u>3,264,138</u>
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Non-current assets:

Capital leases receivable, net	4,133,776
Bond discount, net of accumulated amortization	<u>138,636</u>

Total non-current assets	<u>4,272,412</u>
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Total assets	<u>7,536,550</u>
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LIABILITIES

Current liabilities:

Bonds payable	<u>275,000</u>
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Total current liabilities	<u>275,000</u>
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Non-current liabilities:

Bonds payable	<u>7,250,000</u>
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Total non-current liabilities	<u>7,250,000</u>
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Total liabilities	<u>7,525,000</u>
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NET ASSETS

Unrestricted	<u>11,550</u>
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Total net assets	<u><u>\$ 11,550</u></u>
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The accompanying notes are an integral part of this financial statement.

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
OKFUSKEE COUNTY, OKLAHOMA  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS  
MODIFIED CASH BASIS  
FOR THE YEAR ENDED JUNE 30, 2013

REVENUES

Charges for service	
Received from lessees	\$ 294,691
Rental fees	4,500
Admin fees	5,243
Interest income	<u>156</u>
Total operating revenues	<u>304,590</u>

EXPENSES

Trustee fees	8,500
Admin fees	7,790
Amortization	10,662
Bond costs	90,763
Interest on bonds payable	<u>181,632</u>
Total operating expenses	<u>299,347</u>
Net income (loss)	5,243
Total net assets, beginning	<u>6,307</u>
Total net assets, ending	<u>\$ 11,550</u>

The accompanying notes are an integral part of this financial statement.

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
OKFUSKEE COUNTY, OKLAHOMA  
STATEMENT OF CASH FLOWS-MODIFIED CASH BASIS  
FOR THE YEAR ENDED JUNE 30, 2013

Cash flows from operating activities	
Cash received from operations	\$ 420,000
Interest income	156
Cash payments to suppliers for goods and services	<u>(531,138)</u>
Net cash provided (used) by operating activities	<u>(110,982)</u>
Cash flows from capital and related financing activities	
Transferred (to)/from trustee accounts	(3,086,121)
Proceeds of bond	3,467,346
Bond principal paid	<u>(265,000)</u>
Net cash provided by capital and related financing activities	<u>116,225</u>
Net increase in cash and cash equivalents	5,243
Cash and cash equivalents, beginning	<u>6,307</u>
Cash and cash equivalents, ending	<u><u>\$ 11,550</u></u>
Reconciliation of income (loss) to net cash provided by (used) by operating activities	
Operating income (loss)	<u>\$ 5,243</u>
Adjustments to reconcile operating costs to net cash used in operating activities:	
Amortization	10,662
Used by Operating Activities:	
Changes in Assets and Liabilities:	
(Increase)/decrease in capital lease receivable, net	<u>(126,887)</u>
Net cash provided by operating activities	<u><u>\$ (110,982)</u></u>

The accompanying notes are an integral part of this financial statement.

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2013

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Okfuskee County Educational Facilities Authority (the Authority) was created October 4, 2010, under the provision of Title 60, Oklahoma Statutes 2001, Section 176-180.3, inclusive, as amended, the Oklahoma Trust Act and other applicable statutes and laws of the State of Oklahoma. The beneficiary of the trust is Okfuskee County, Oklahoma. The trust is managed by a three member board, each of whom shall be the same persons, ex officio, who currently shall be the acting members of the legally-constituted governing body of Okfuskee County, Oklahoma (the County).

The primary purpose of the Authority is to promote the development of educational, recreational, and cultural activities within and near the territorial limits of Okfuskee County, Oklahoma. The Authority and the County are related organizations. The Authority is not a component unit of the County. Financial transactions do not regularly occur between the Authority and the County. The County is separately audited by the State of Oklahoma, Office of the Auditor and Inspector.

Government-Wide and Fund Financial Statements

The Authority is a special purpose governmental entity engaged only in business type activities. The Authority prepares financial statements required for enterprise funds.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe "how" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus

In the financial statements business-like activities are presented using the economic resources measurement focus, within the limitations of the modified cash basis of accounting. The accounting objectives of this measurement focus are the determination of operating income, changes in net assets (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current, financial, or non-financial) associated with their activities are reported. Fund equity is classified as net assets.

Basis of Accounting

In the financial statements, business-like activities are presented using a modified cash basis of accounting. This basis recognizes assets, liabilities, net assets/fund equity, revenues, and expenditures/expenses when they result from cash transactions with a provision for depreciation. This basis is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2013

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and revenue for billed or provided services not yet collected) and certain liabilities and their related expenses (such as accounts payable and expenses for goods or services received but not yet paid, and accrued expenses and liabilities) are not recorded in these financial statements. If the Authority utilized the basis of accounting recognized as generally accepted, the financial statements would use the accrual basis of accounting.

Cash modifications relate to bonds payable for educational institutions. The Authority has reported as assets cash held for retirement of bonds plus the remaining balance due from each lessee. The balance of bonds payable for the lessees is recorded as a liability. The Authority does not anticipate any liability for any portion of the outstanding bonds. The Authority receives rental payments and trustee fees from the lessees for its assistance. Interest revenue and interest payments are generally the responsibility of the lessee. Once bonds are fully paid the property involved in the lease purchase will belong to the lessee.

FUND TYPES AND MAJOR FUNDS

The Authority reports all activity within a single fund.

Budget

The Authority has not adopted an annual operating budget.

Investments

The Authority follows Governmental Accounting Standards Board (GASB) Statement No. 31, "Accounting and Financial Reporting for Certain Investments and for External Investment Pools," which requires marketable securities to be carried at fair value. The Authority considers highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Inventories and Prepaids

Inventories in governmental funds consist of expendable supplies held for consumption stated on a first-in, first-out basis. They are reported at cost which is recorded as an expenditure at the time individual inventory items are used. The Authority has not acquired inventory type items.

Prepaids record payments to vendors that benefit future reporting periods and are also reported on the consumption basis. Prepaids are not reported under the modified cash basis of accounting.



OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2013

Capital Assets, Depreciation, and Amortization

The Authority's property, plant, equipment, and infrastructure with useful lives of more than one year are stated at historical cost or at estimated historical cost for those items not previously reported and comprehensively reported in the government-wide financial statements. The Authority maintains infrastructure assets records consistent with all other capital assets. Donated assets are stated at fair value on the date donated. The Authority generally capitalizes assets with cost of \$2,500 or more as purchase and construction outlay occur. The cost of normal maintenance and repairs that do not add to the assets value or materially extend useful lives are not capitalized. Capital assets, including those of component units, are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are moved from the respective accounts, and the resulting gain or loss is recorded in operations. Capital assets obtained for other government entities are considered as belonging to the other entity and not the Authority. These assets are included in Capital Leases Receivable and not depreciated.

Estimated useful lives, in years, for depreciable assets are as follow:

Buildings	5-60
Improvements, other than buildings	2-50
Mobile equipment	3-40
Furniture , machinery, and equipment	3-30
Utility system	5-60

Employee Benefits

The Authority does not have employees.

Reserves and Designations

Reserves represent those portions of fund balance not available for expenditure or legally segregated for a specific future use. Designated fund balances represent tentative plans for future use of financial resources.

Use of Estimates

The preparation of financial statements in conformity with the modified cash basis requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2013

NOTE B - DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS

Custodial Credit Risk

Custodial credit risk is the risk that in the event of failure of counterparty, the Authority will not be able to recover the value of its deposits or investments. Deposits are exposed to custodial credit risk if they are uninsured and uncollateralized. Investment securities are exposed to custodial credit risk if they are uninsured, are not registered in the name of the Authority, and are held by counterparty or the counterparty's trust department but not in the name of the Authority. The Authority's policy requires that all deposits and investments in excess of amounts covered by federal deposit insurance be fully collateralized by the entity holding the deposits or investments. As of June 30, 2013, all of the Authority's deposits and investments were either covered by federal deposit insurance or were fully collateralized.

Deposits

The Authority had deposits at financial institutions with a carrying amount of approximately \$3,264,138 at June 30, 2013. The bank balance of the deposits at June 30, 2013 was approximately \$3,264,138.

Credit Risk

Fixed-income securities are subject to credit risk. However, the Authority did not have fixed income securities at June 30, 2013.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Board of Directors monitor's the investment performance on an ongoing basis to limit the Authority's interest rate risk. As of June 30, 2013, the Authority's deposits consisted of demand deposits and trustee bank managed bond accounts.

NOTE C- CAPITAL LEASE RECEIVABLES

As stated in Note A, one of the primary purposes of the Authority is developing educational facilities. The Authority has, in the course of fulfilling this responsibility, entered into lease purchase agreements with various school districts in Okfuskee County, Oklahoma. The Authority provides a means to finance construction of school buildings.

The Districts will be responsible for repaying the interest and principal payments due on the bonds. The proceeds from the bond issue are held by a trustee bank for use by the Districts. Interest earnings on the funds held by the trustee bank may be used to make interest payments on the bonds. Money held by the trustee bank is reported as trustee accounts in the statement of net assets.

The Authority and the Districts have entered into Ground Lease Agreements and Sublease Agreements covering lease/rental payments on the improvements involved. Rental payments are made to the trustee bank to retire the bond issue. The Sublease Agreement provides for the Authority to receive as additional rent the sum of 1/10th of 1% of the amount of the outstanding principal of the bonds as of each annual anniversary date of the Sublease to defray the administrative and audit costs of the Authority.

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2013

The additional rental payment referred to above is the only gain the Authority anticipates. The Authority will not otherwise profit from the bond issue and improvements. The improvements will become the property of the District.

Outstanding lease purchase agreements and related bonds are as follows:

The Authority sold its \$4,505,000, Okfuskee County Educational Facilities Authority, Educational Facilities Lease Revenue Bonds (Weleetka Schools Project), Series 2010 dated October 1, 2010 for the purpose of assisting Independent School District No. 31, Okfuskee County, Oklahoma (the District) in acquiring educational facilities.

The Authority sold its \$3,545,000, Okfuskee County Educational Facilities Authority, Educational Facilities Lease Revenue Bonds (Okemah Schools Project), Series 2012 dated September 1, 2012 for the purpose of assisting Independent School District No. 26, Okfuskee County, Oklahoma (the District) in acquiring educational facilities.

The schedule of rental payments is as follows:

<u>Year ending</u> <u>June 30</u>	<u>Weleetka</u> <u>Payment</u>	<u>Okemah</u> <u>Payment</u>	<u>Total</u> <u>Payment</u>
2014	\$ 418,500	\$ 3,000	\$ 421,500
2015	418,500	288,750	707,250
2016	418,500	295,750	714,250
2017	418,500	413,550	832,050
2018	418,500	423,450	841,950
2019-2023	2,092,500	2,241,000	4,333,500
2024-2025	<u>835,500</u>	<u>471,450</u>	<u>1,306,950</u>
	<u>\$ 5,020,500</u>	<u>\$ 4,136,950</u>	<u>\$ 9,157,450</u>

Capital lease receivable amounts are calculated based on the amount of the related bond issue and cash amounts held in the trustee bank:

Total payments	\$ 9,157,450
Less rentals/fees	(20,755)
Interest portion	<u>(1,611,695)</u>
Bonds payable	7,525,000
Bond discount, net of amortization	(138,636)
Trustee accounts	<u>(3,252,588)</u>
Net receivable	<u>\$ 4,133,776</u>

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2013

NOTE D - CAPITAL ASSETS

The Authority does not have capital assets to report.

NOTE E - NOTE PAYABLE

The following is a summary of debt transactions of the Authority for the year ended June 30, 2013.

	<u>Payable at July 1, 2012</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at June 30, 2013</u>
Bonds payable				
Weleetka	\$ 4,245,000	\$ -	\$ (265,000)	\$ 3,980,000
Okemah	<u>-</u>	<u>3,545,000</u>	<u>-</u>	<u>3,545,000</u>
	<u>\$ 4,245,000</u>	<u>\$ 3,545,000</u>	<u>\$ (265,000)</u>	<u>\$ 7,525,000</u>

The long-term debt as of June 30, 2013 is as follows:

\$4,505,000, Okfuskee County Educational Facilities Authority,  
Lease Revenue Notes, Series 2010 (Weleetka Public Schools  
Project) dated October 1, 2010, with a variable interest rate  
secured by rental payments listed in Note C. \$ 3,880,000

\$3,545,000, Okfuskee County Educational Facilities Authority,  
Lease Revenue Notes, Series 2012 (Okemah Public Schools  
Project) dated September 1, 2012, with a variable interest rate  
secured by rental payments listed in Note C. 3,545,000

Total Long-term Debt \$ 7,525,000

The annual debt service requirements to retire the bonds payable are as follows:

<u>Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2014	\$ 285,000	\$ 224,206	\$ 499,206
2015	480,000	214,747	694,747
2016	500,000	203,505	703,505
2017	630,000	191,174	821,174
2018	650,000	174,534	824,534
2019-2023	3,725,000	562,129	4,287,129
2024-2025	<u>1,265,000</u>	<u>41,400</u>	<u>1,306,400</u>
Total	<u>\$ 7,525,000</u>	<u>\$ 1,611,695</u>	<u>\$ 9,136,695</u>

The Authority paid interest in the amount of \$181,632 on bonds during the current fiscal year.

OKFUSKEE COUNTY EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2013

NOTE F - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Sublease Agreement with the District requires the District carry insurance on the project and name the Authority as a co-insured. The Authority does not carry any insurance in any other capacity.

NOTE H - SUBSEQUENT EVENTS

Management has evaluated subsequent events through November 12, 2019, the date on which the financial statements were available to be issued. On January 1, 2018, the Authority sold \$1,910,000 Series 2018 Lease Revenue bond for the benefit of Okemah Public Schools.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS  
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Members of the Board of Trustees  
Okfuskee County Educational Facilities Authority  
Okemah, Oklahoma

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements-modified cash basis of the business-type activities of Okfuskee County Educational Facilities Authority as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise Okfuskee County Education Facilities Authority's basic financial statements, and have issued my report thereon dated November 12, 2019.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered Okfuskee County Educational Facilities Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Okfuskee County Educational Facilities Authority's internal control. Accordingly, I do not express an opinion of the effectiveness of Okfuskee County Educational Facilities Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

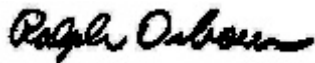
### Compliance and Other Matters

As part of obtaining reasonable assurance about whether Okfuskee County Educational Facilities Authority's financial statements-modified cash basis are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Sincerely,



Ralph Osborn  
Certified Public Accountant  
Bristow, Oklahoma  
November 12, 2019